

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Meeting Room, Theodore D. Washington Municipal Building
Wednesday, September 7, 2016

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair; Will Guenther; Marge Blair; Joseph Mascetti

Absent: Sean Barth; Chuck Dulcie

Staff: Kevin Icard, Planning & Community Development Manager; Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator; Marcia Hunter, Customer Service Representative

I. CALL TO ORDER

McCracken called the meeting to order at 6:02 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

Epps made a motion to approve the September 7, 2016, Historic Preservation Commission meeting agenda. Blair seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Guenther made a motion to adopt the July 6, 2016, Historic Preservation Commission meeting minutes. Epps seconded the motion. All were in favor and the motion passed.

VII. ELECTION OF OFFICERS

1. Chair

Blair nominated McCracken for Chair.

Blair made a motion to elect McCracken for Chair. Guenther seconded the motion. All were in favor and the motion passed.

2. Vice-chair

Guenther nominated Epps for Vice-chair.

Guenther made a motion to elect Epps for Vice-chair. Blair seconded the motion. All were in favor and the motion passed.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

- 1. Fred Wallace, 82 Rose Dhu Creek:** His comments were in regards to the proposed 13 room Inn at the corner of May River Road and Highway 46. He stated that the approval of the construction of this massive structure 50' from the biggest intersection in Town is going to have the biggest impact of any building ever built in Bluffton. He mentioned that he had discussed it with the developer and they (Developer) do not have a plan in place for when guests arrive or depart the inn. He said that he is not against an inn in Bluffton, that it is a great idea, but not in that location, because it is the worst intersection to have such building.

IX. OLD BUSINESS

There was no Old Business.

X. NEW BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness Amendment.** A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of the exhaust and air intake for the hood system on the property identified as lot 11A in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD (COAA-2-15-8956).

Schumacher presented.

McCracken recused himself.

Guenther made a motion to approve the Certificate of Appropriateness as submitted due to the substantial hardship of removing the existing equipment. Mascetti seconded the motion. All were in favor and the motion passed.

- B. Certificate of Appropriateness.** A request by Randolph Stewart on behalf of Gomo Enterprises, LLC., for approval of a Certificate of Appropriateness-HD to allow the construction of a new mixed use building of approximately 3,350 SF and a carriage house of approximately 1,150 SF on the currently undeveloped lot located at 209 Goethe Road in the in the May River Road Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-10-14-8432).

Schumacher presented.

Epps recused himself.

Guenther made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.5.F.2. of the UDO, the rooflines of the north and west elevations should be revised to have a more simplified and traditional termination.
2. Per Section 5.15.8.A. and 5.15.6.L.2. of the UDO, additional windows/doors must be added to the first floor shop front elevation to increase the opacity.
3. Per Section 5.15.6.A. of the UDO, the HPC allow the use of a rat tail or iron butterfly shutter dog as an appropriate substitute.
4. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 8" in DBH or 4" in DBH for those varieties specifically noted.

Blair seconded the motion. All were in favor and the motion passed.

- C. Certificate of Appropriateness.** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness-HD to allow the construction of a new single family residential structure of approximately 1,800 SF and a carriage house of approximately 390 SF on the currently undeveloped lot located at 5768 Yaupon Road (Lot 16B) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9850).

PUBIC COMMENTS: The Public Comment Session was opened.

1. **Mike Raymond, 5827 Ginkgo Lane:** He stated that this plan should look very familiar to the Commission because this is the fifth time they have seen it within several hundred feet. He said that the builder is stamping the plans out in cookie cutter fashion. He mentioned that when this is permitted, it deteriorates the unique character that is inherited to a historic district and that nowhere in Bluffton has this type of construction ever happened. He questioned why this is allowed to happen and he suggested that the request should be approved with conditions that the builder must offer alternate elevations for the façade that presents to the street. He stressed that it should be a significant change so that the Historic District does not have cookie cutter housing.
2. **Doreen Baumann, 14 Stock Farm Road:** She agrees with Mr. Raymond's comment that the Commission needs to address the cookie cutter fashion of the houses. She stated that this is a very unique neighborhood, the residents are all invested in the uniqueness of their homes, and the replication of the houses is jarring for them to see.

The Public Comment Session was closed.

Peterson presented.

Guenther made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14" in DBH.
- 2.
3. Per Section 5.15.6.J., provide material used for roofing.
- 4.
5. Square windows on the side to be split into two full windows.
- 6.
7. A reworking of the front elevation to be approved at staff level with guidance from the HPRC.

Blair seconded the motion. All were in favor and the motion passed.

- D. Certificate of Appropriateness.** A request by Doreen and Stu Baumann, for approval of a Certificate of Appropriateness-HD to allow the construction of a screen porch addition of approximately 210 SF to the existing single family residential structure and the addition of a carport of approximately 265 SF to the existing carriage house on the currently developed lot located at 14 Stock Farm Road in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9863).

Peterson presented.

McCracken recused himself.

Blair made a motion to approve the Certificate of Appropriateness as submitted. Epps seconded the motion. All were in favor and the motion passed.

- E. Certificate of Appropriateness.** A request by Court Atkins Architects on behalf of Stephanie and Rick Simmons, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,875 SF and a carriage house of approximately 1,060 SF on the currently undeveloped lot located at 5917 Ginkgo Lane (Lot 31) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-07-16-9914).

Schumacher presented.

McCracken recused himself.

Mascetti made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14" in DBH.
2. Section 5.15.6.H. of the UDO, the proposed column material must be revised to a permitted material.

3. Section 5.15.6.M.of the UDO, the proposed shutter material must be revised to a permitted material.

Guenther seconded the motion. All were in favor and the motion passed.

- F. Certificate of Appropriateness.** A request by Chris Burden, for approval of a Certificate of Appropriateness-HD to allow the construction of an addition of approximately 250 SF onto the existing single family residence located at 137 Bridge Street in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD (COFA-07-16-9957).

Peterson presented.

Guenther made a motion to approve the Certificate of Appropriateness with the following conditions:

1. HPC allow for the deviation in finished floor height because it is an addition to an existing historic structure.
2. Per the Applications Manual, a Town of Bluffton tree removal permit is required for the removal of any tree over 14" in diameter.

Blair seconded the motion. All were in favor and the motion passed.

XI. DISCUSSION

- a. None** – It was mentioned that the discussion about revamping the UDO to include alternative materials needs to continue. There was a conversation regarding Members having contact with the Applicants before the meeting.

XII. ADJOURNMENT

The September 7, 2016, Historic Preservation Commission meeting adjourned at 7:40 p.m.